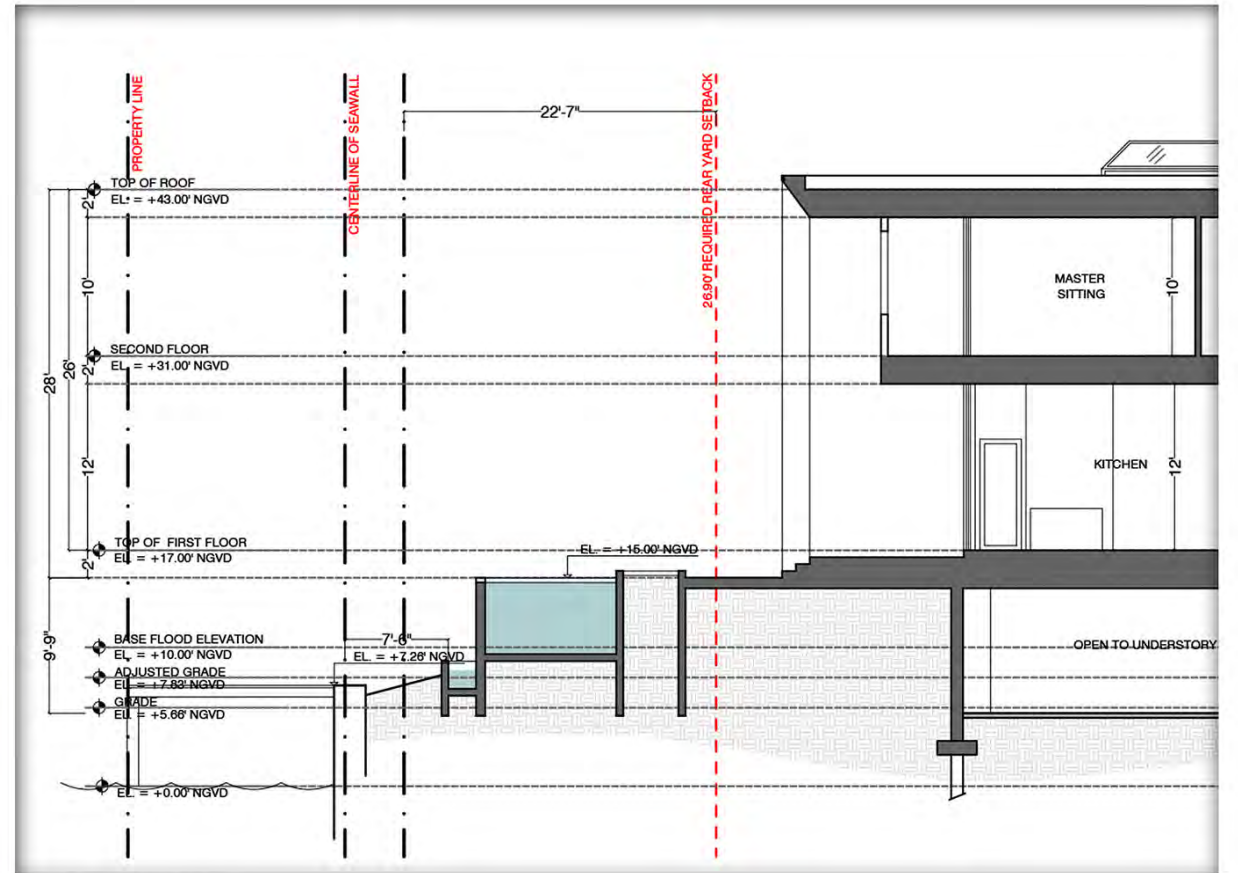
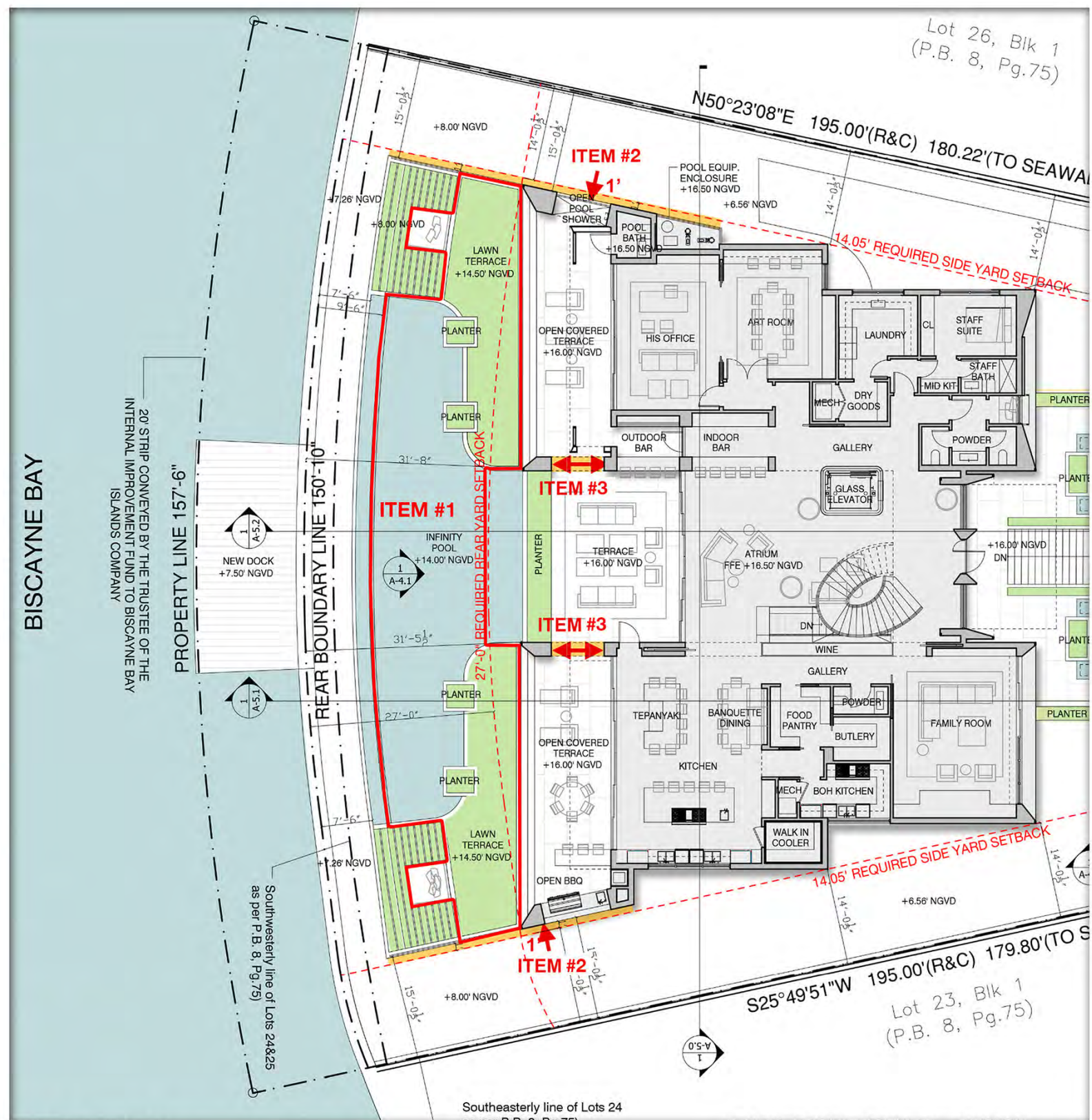


FIRST FLOOR PLAN

PLANS PER OCTOBER 2019 DRB



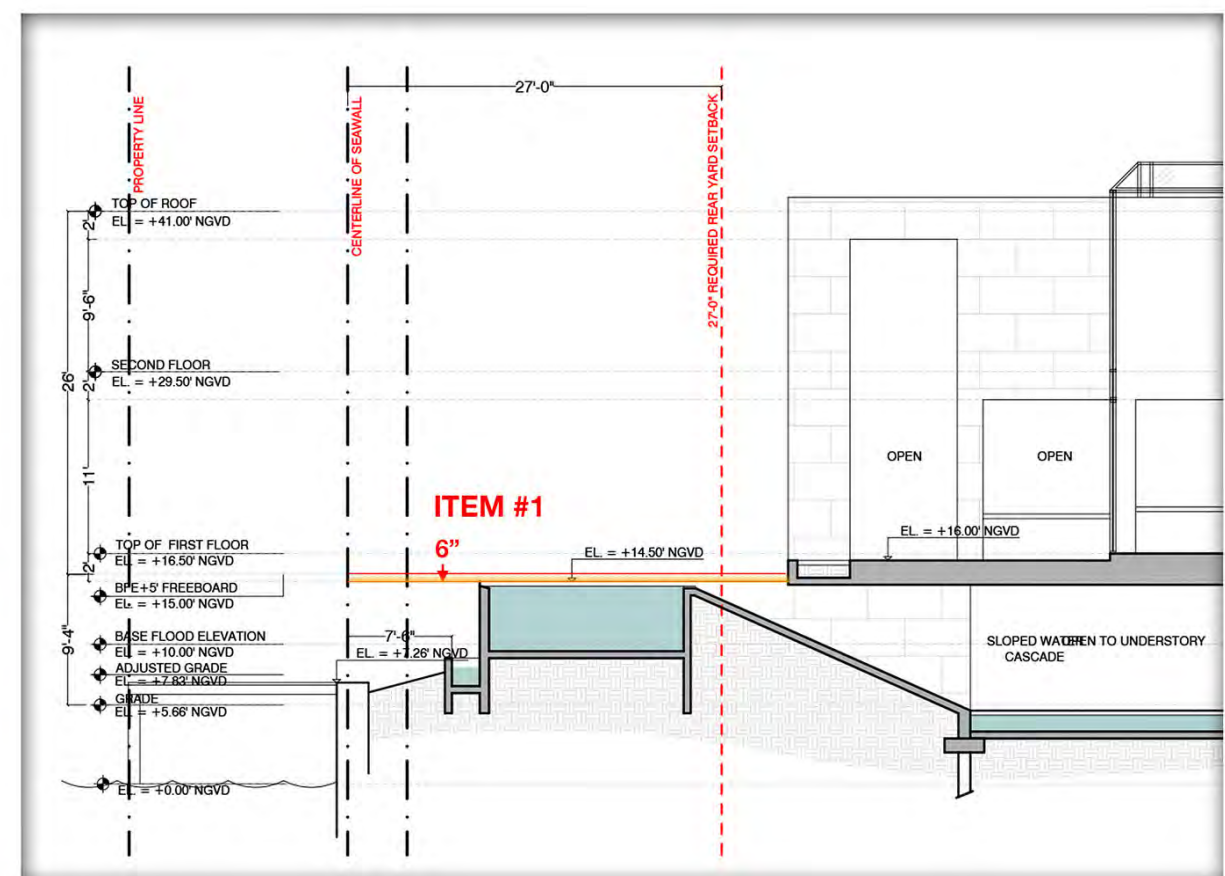
SECTION 1/A-5.1



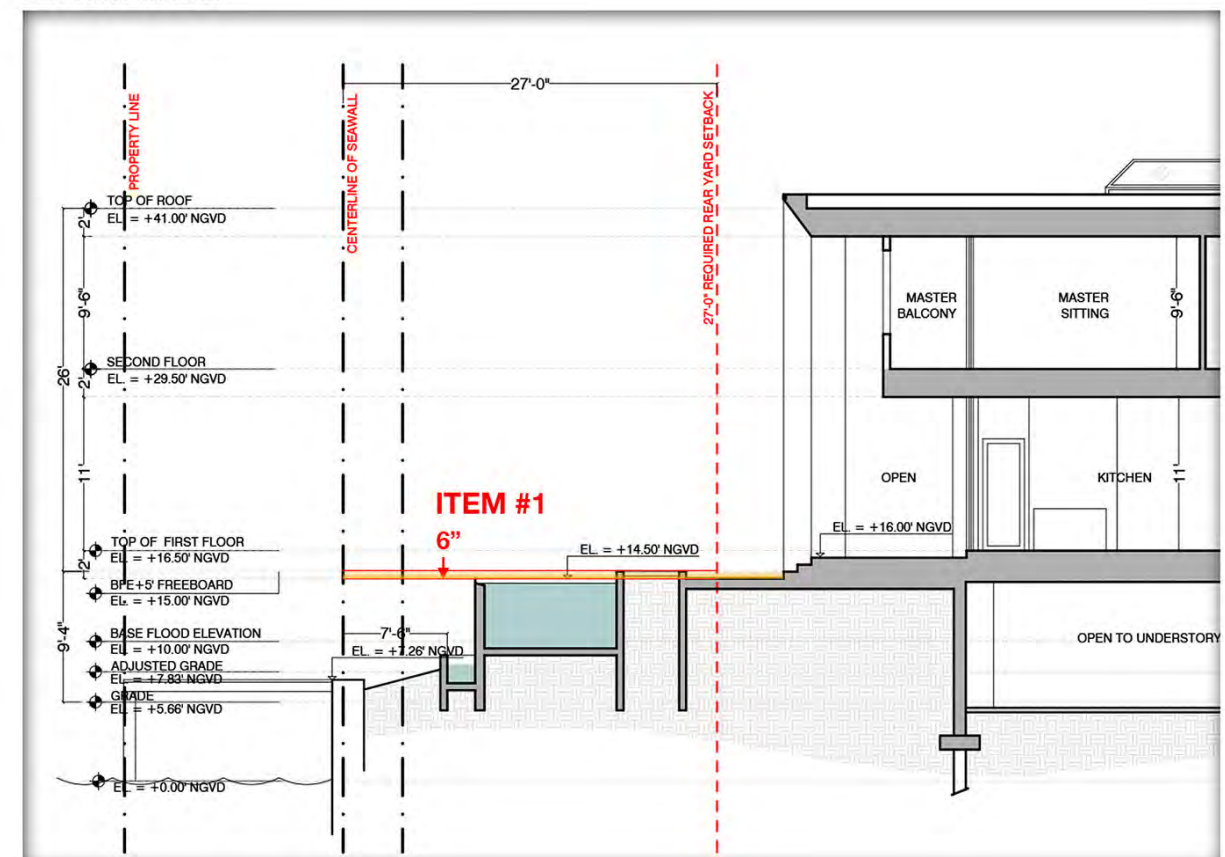
FIRST FLOOR PLAN

DESIGN REVISIONS- NOVEMBER 2019 DRB

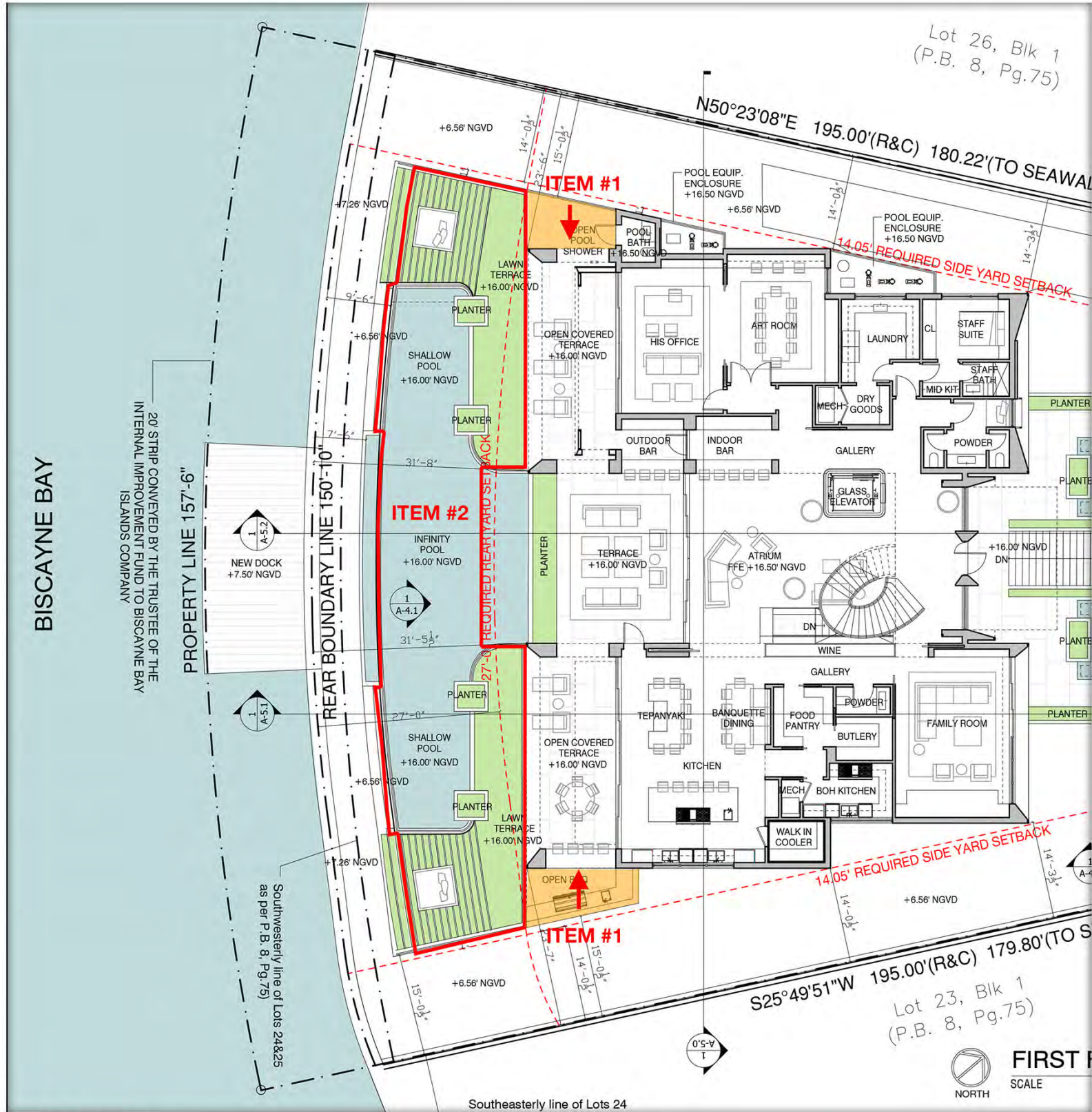
- ITEM #1: REAR POOL AND POOL LAWN TERRACE LOWERED 6\"/>



SECTION 1/A-5.2



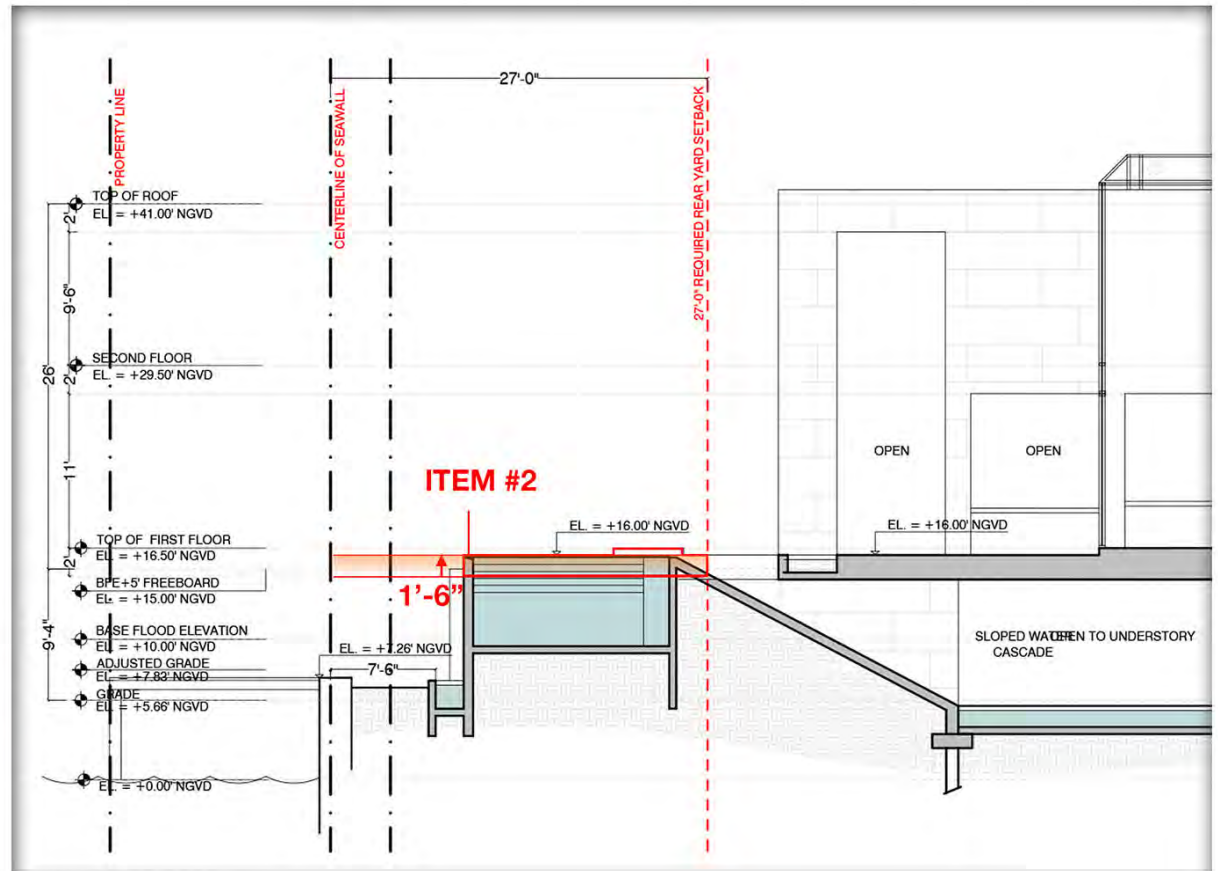
SECTION 1/A-5.1



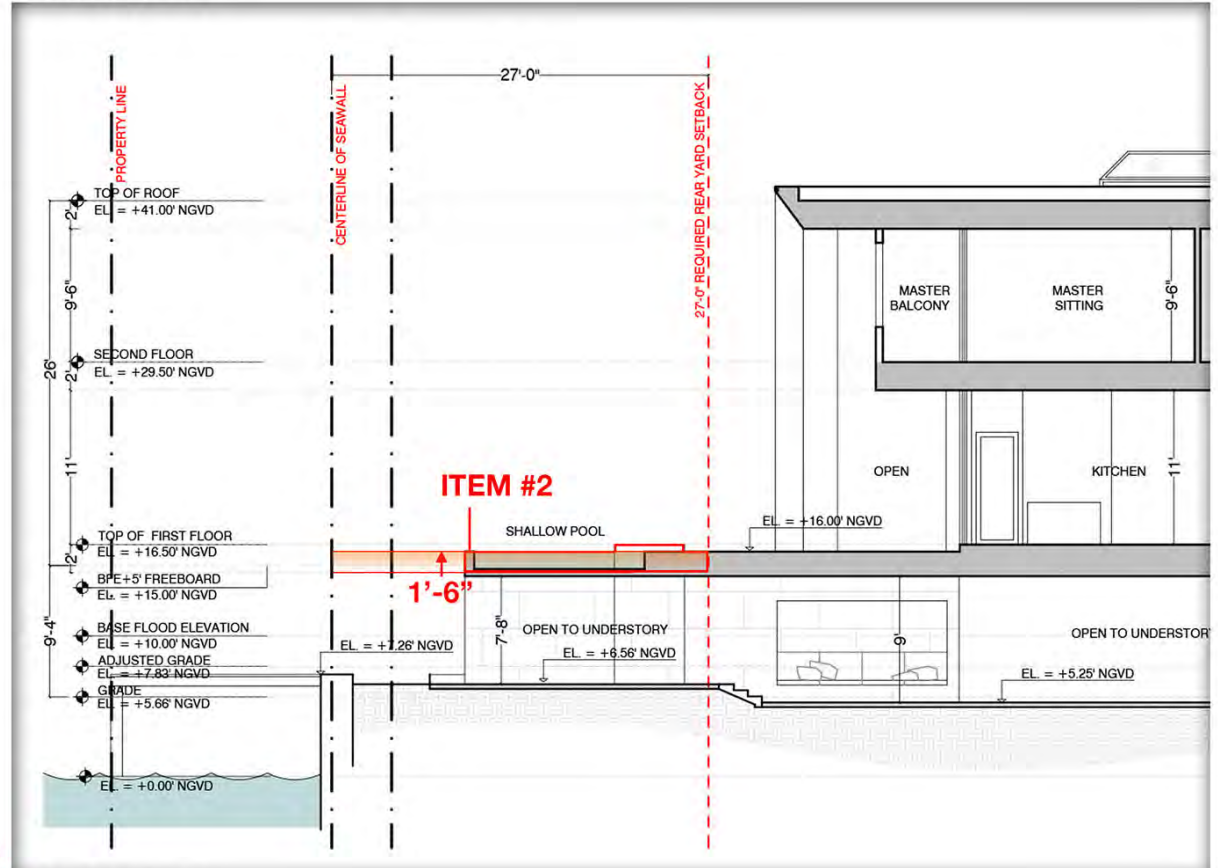
FIRST FLOOR PLAN

DESIGN REVISIONS- DECEMBER 2019 DRB APPROVAL + CURRENT PROPOSED PLANS

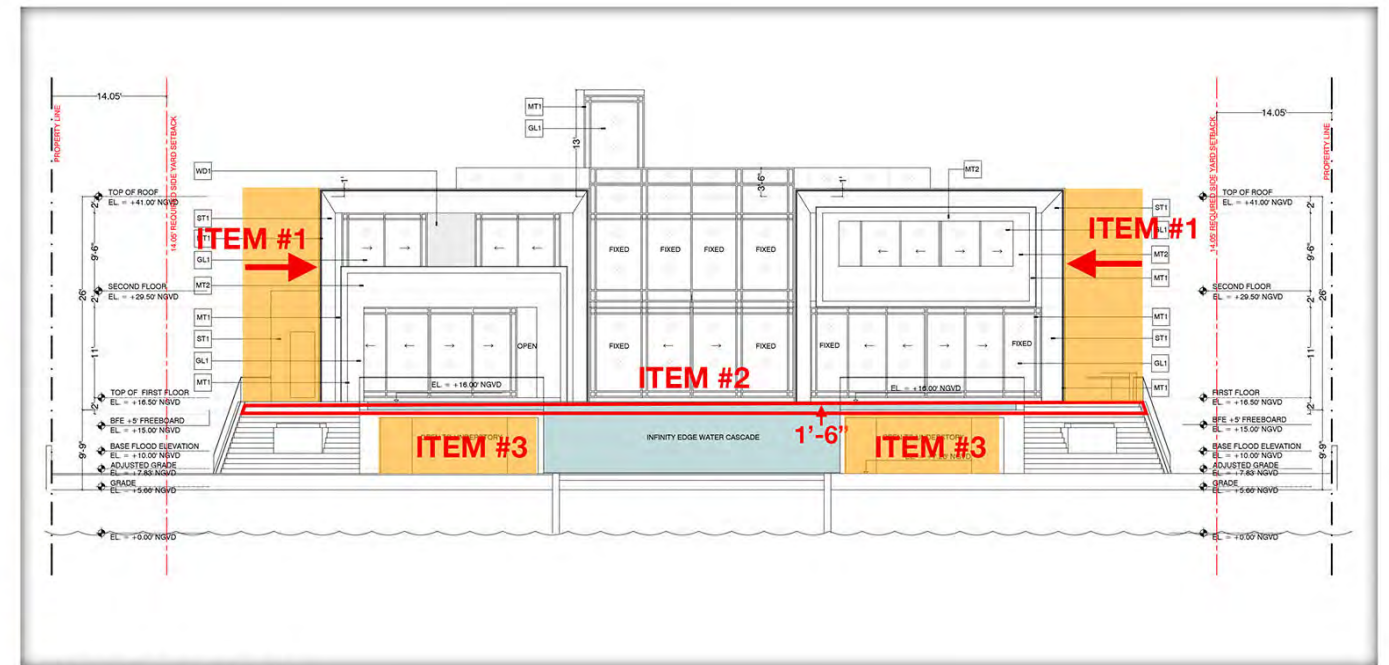
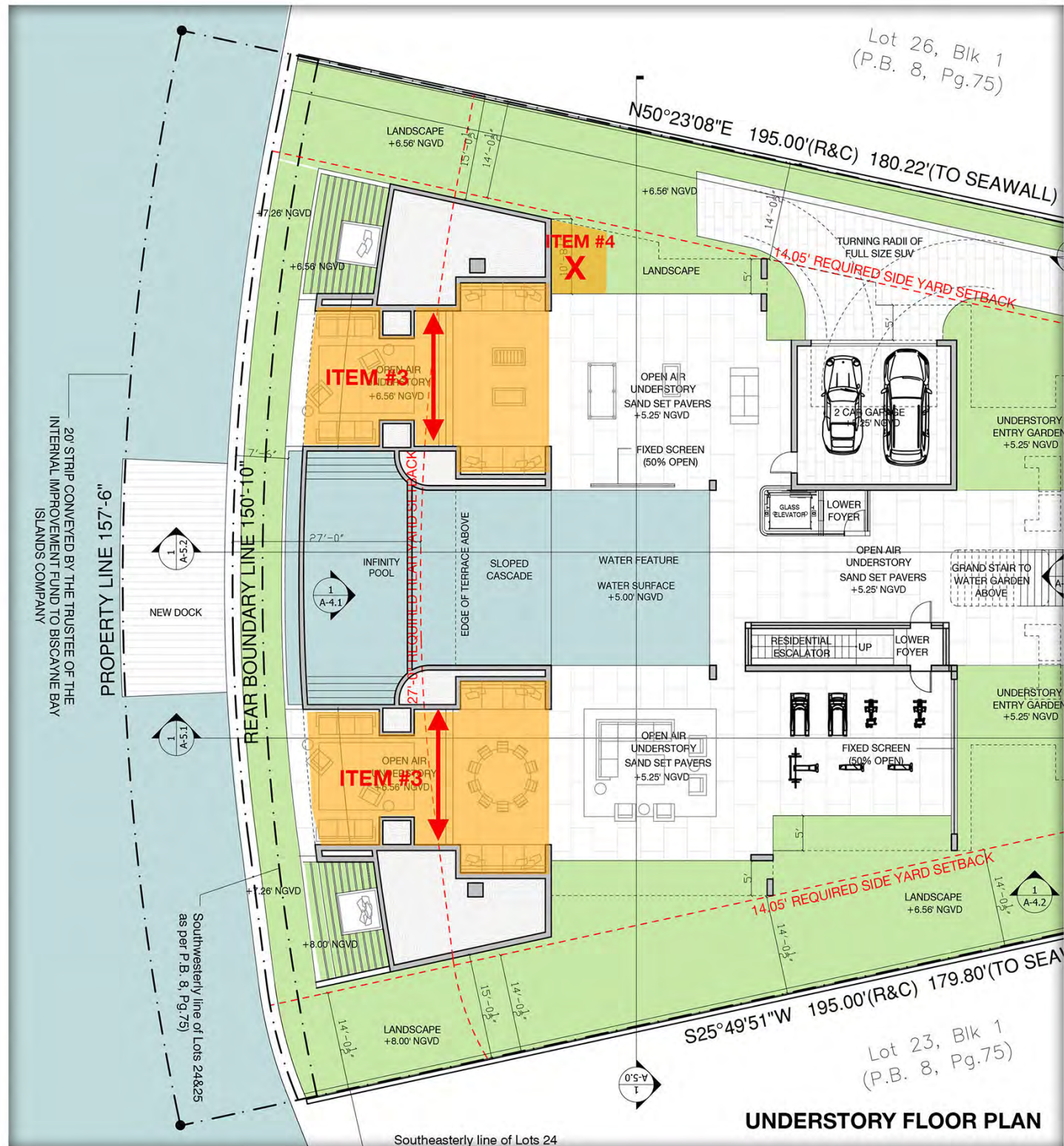
ITEM #1: BOTH SIDES OF THE REAR COVERED TERRACES MOVED INWARD TO ALIGN WITH THE EXTERIOR SIDE WALLS OF THE HOME
ITEM #2: POOL AND POOL LAWN TERRACE RAISED 1'-6" TO ALLOW FOR THE UNDERSTORY PASS THROUGH TO THE WATERFRONT



SECTION 1/A-5.2



SECTION 1/A-5.1



SOUTH ELEVATION



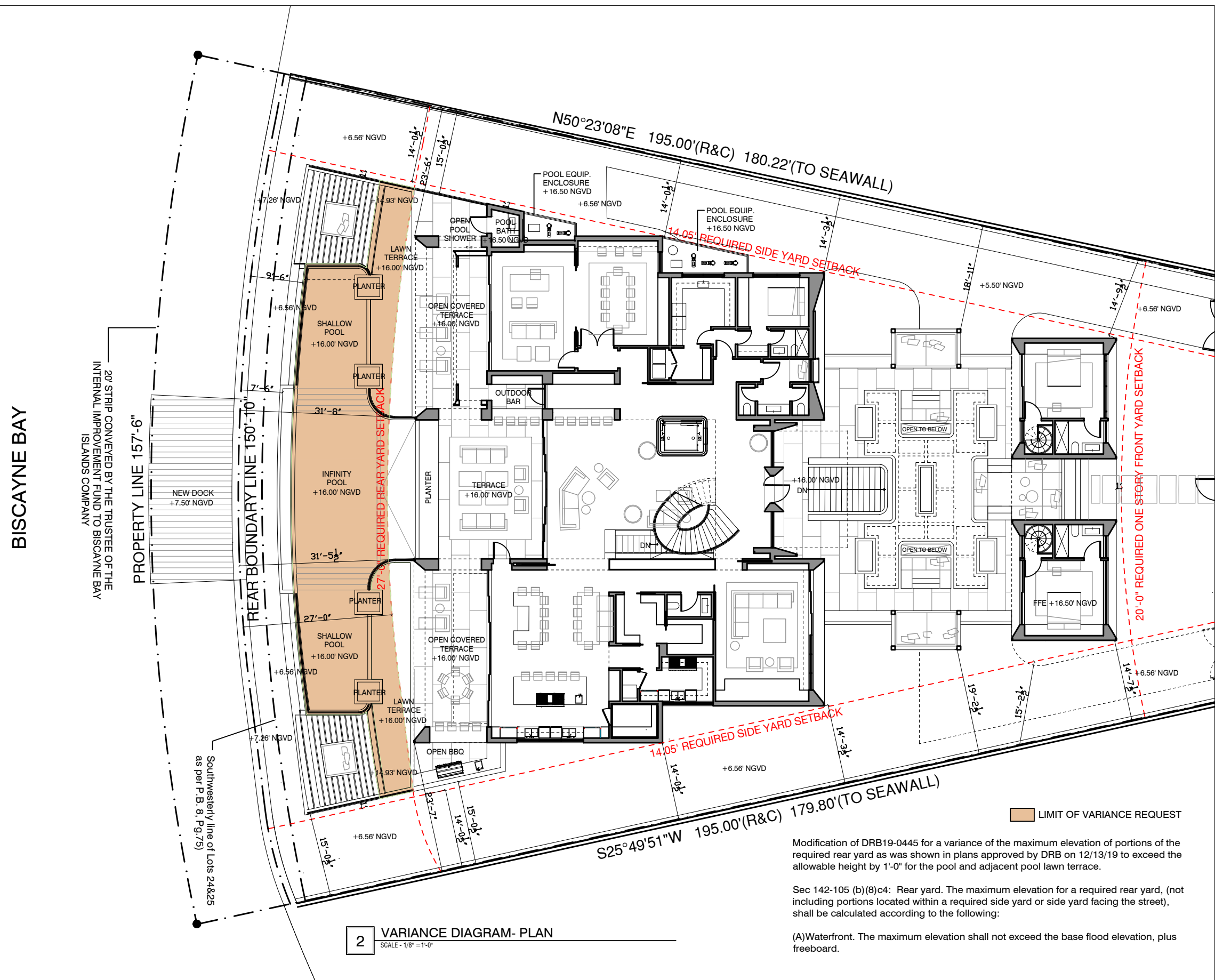
UNDERSTORY RENDERING

DESIGN REVISIONS- DECEMBER 2019 DRB APPROVAL + CURRENT PROPOSED PLANS

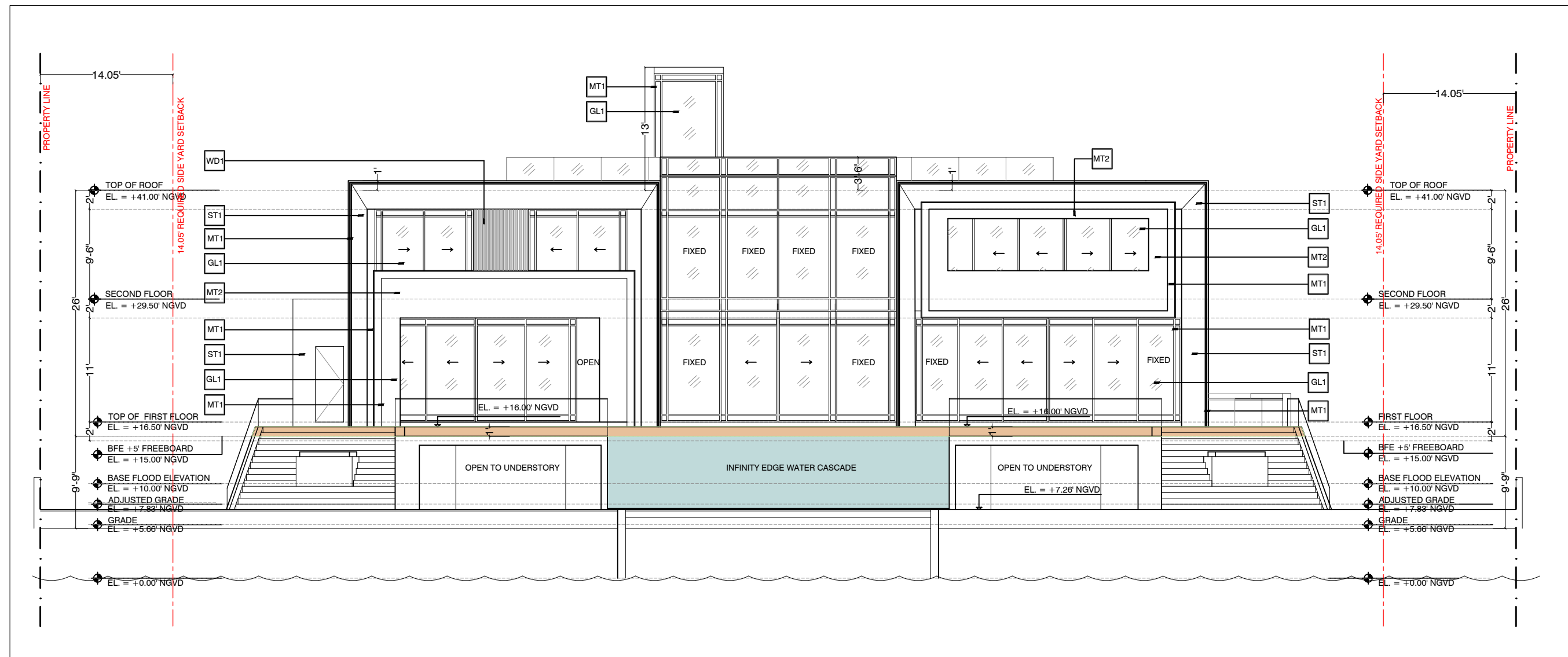
- ITEM #1: BOTH SIDES OF THE REAR COVERED TERRACES MOVED INWARD TO ALIGN WITH THE EXTERIOR SIDE WALLS OF THE HOME
- ITEM #2: POOL AND POOL LAWN TERRACE RAISED 1'-6" TO ALLOW FOR UNDERSTORY PASS THROUGH ACCESS TO WATERFRONT
- ITEM #3: NEW ACCESS TO THE WATERFRONT PROVIDED FROM THE UNDERSTORY TO ALLOW ADDITIONAL LIGHT INCOME, AIRFLOW, AND VIEWS
- ITEM #4: UNDERSTORY WALLS REMOVED TO FURTHER OPEN UP THE UNDERSTORY TO THE GARDEN



VARIANCE DIAGRAM



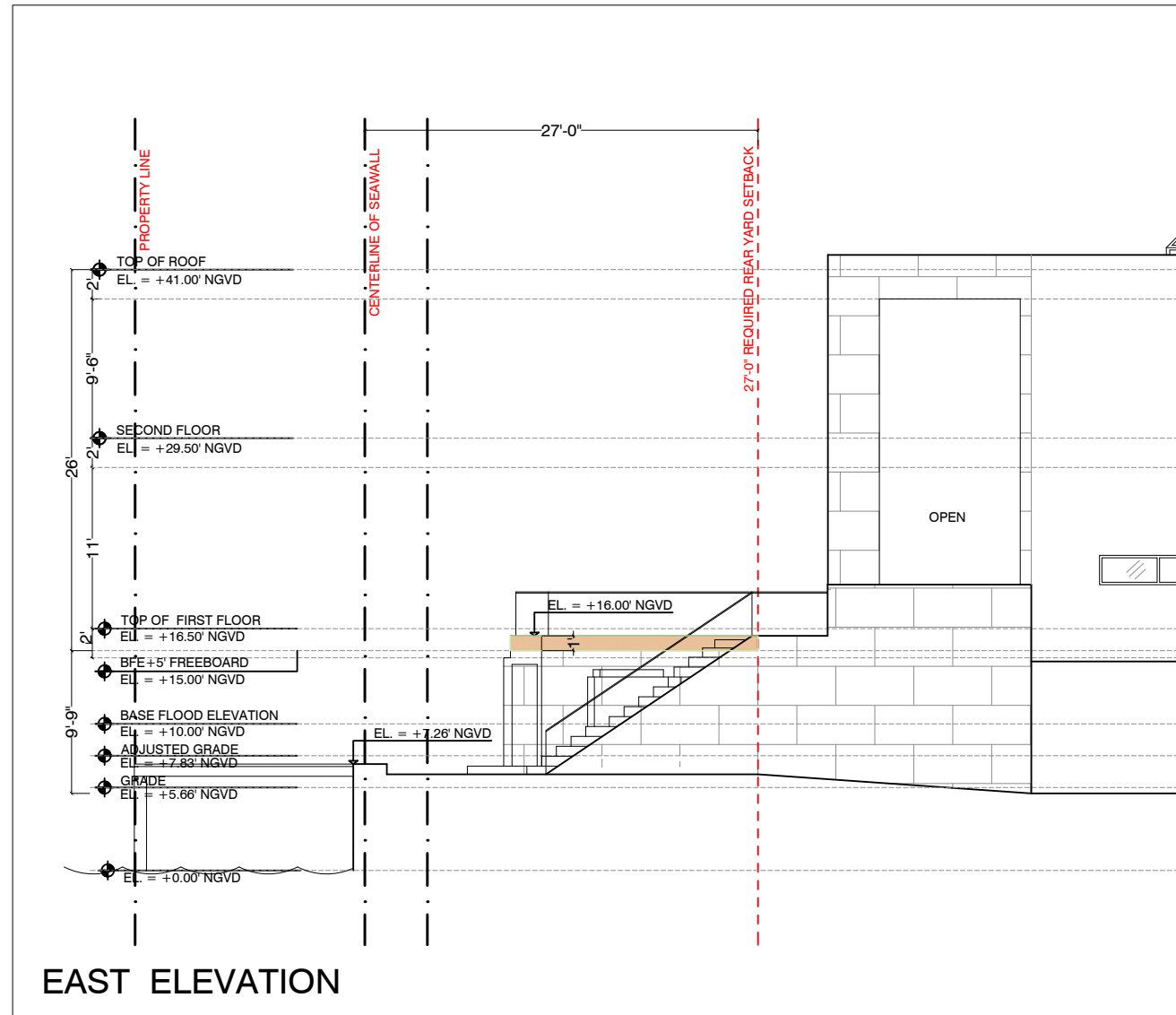
VARIANCE DIAGRAM



1 HEIGHT WAIVER/VARIANCE DIAGRAM- SOUTH ELEVATION
SCALE - 1/8" = 1'-0"

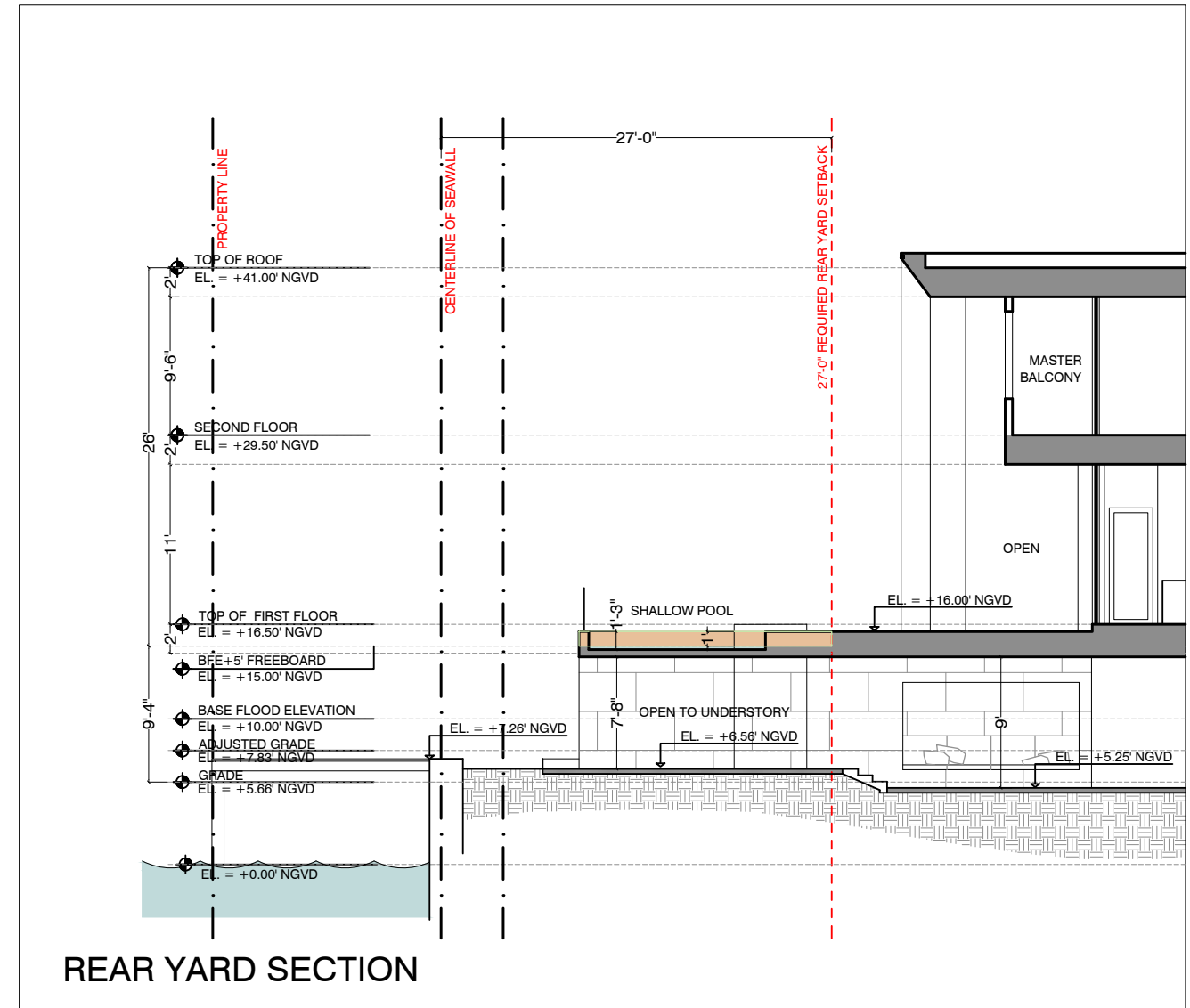
VARIANCE REQUEST: ADDITIONAL 1' OF HEIGHT FOR FOR ELEVATED POOL AND ADJACENT LAWN TERRACE WITHIN THE REQUIRED REAR YARD.

VARIANCE DIAGRAM



EAST ELEVATION

2 HEIGHT WAIVER/VARIANCE DIAGRAM- EAST ELEVATION
SCALE - 1/8" = 1'-0"

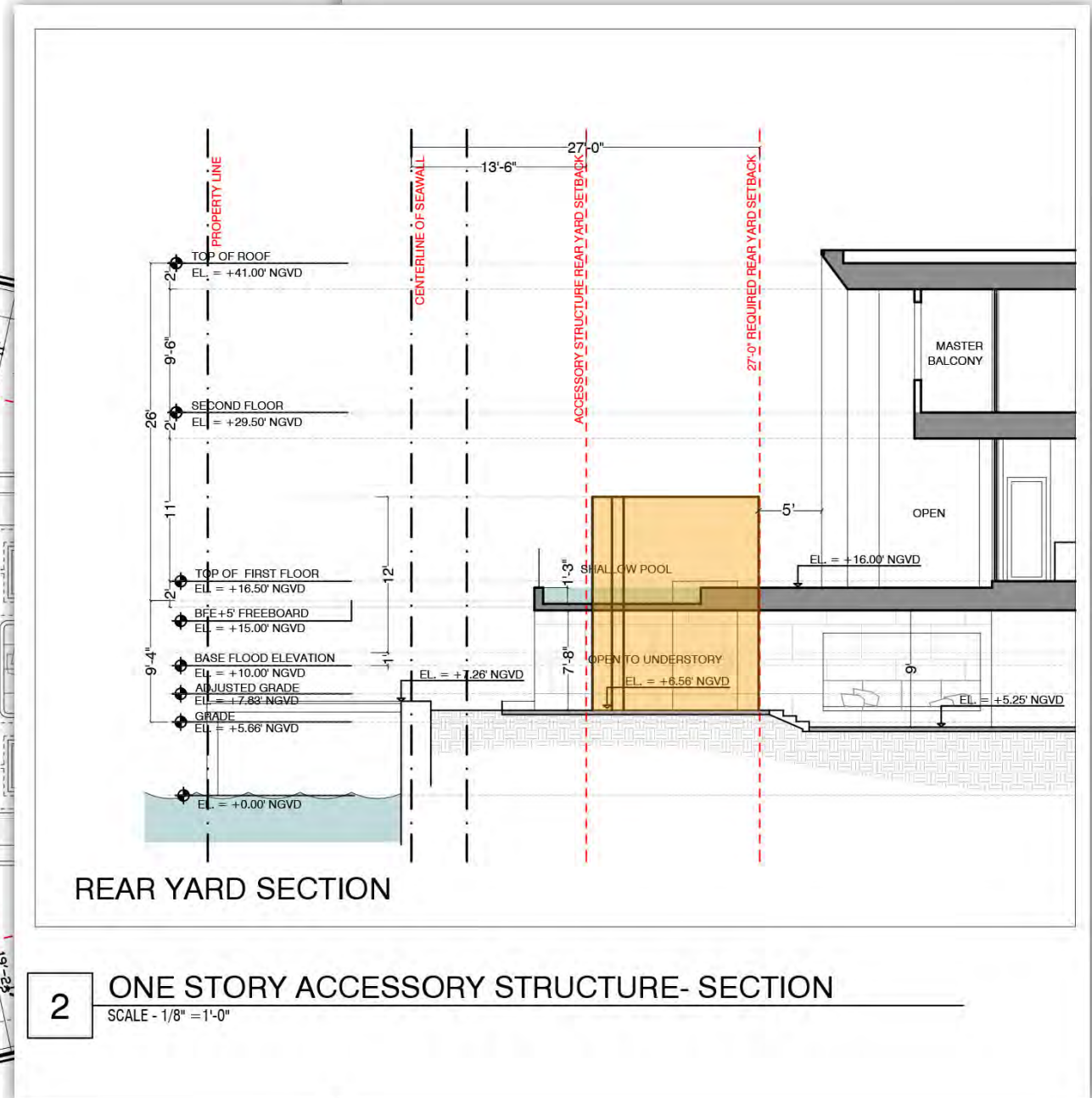
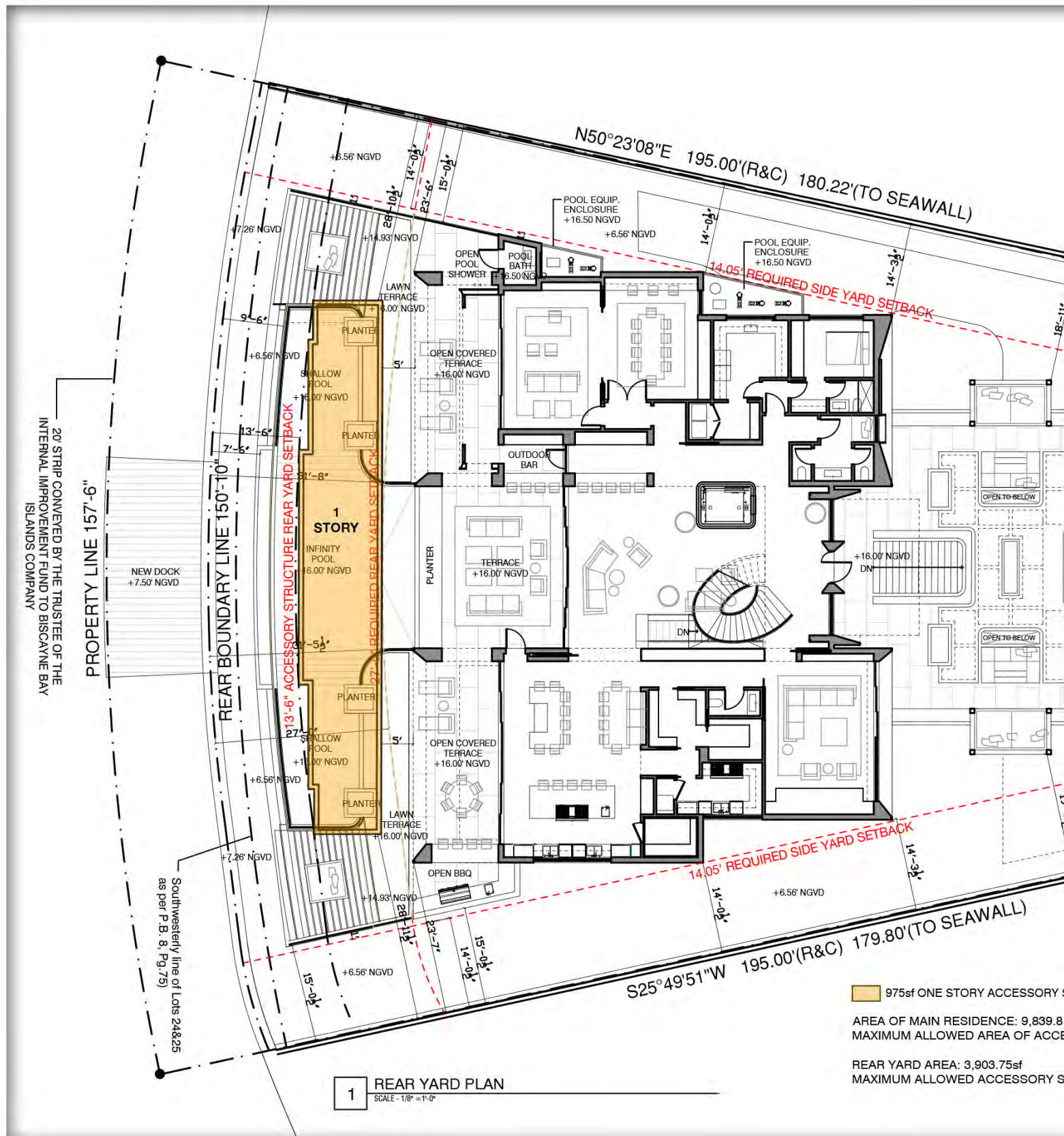


REAR YARD SECTION

3 HEIGHT WAIVER/VARIANCE DIAGRAM- SECTION
SCALE - 1/8" = 1'-0"

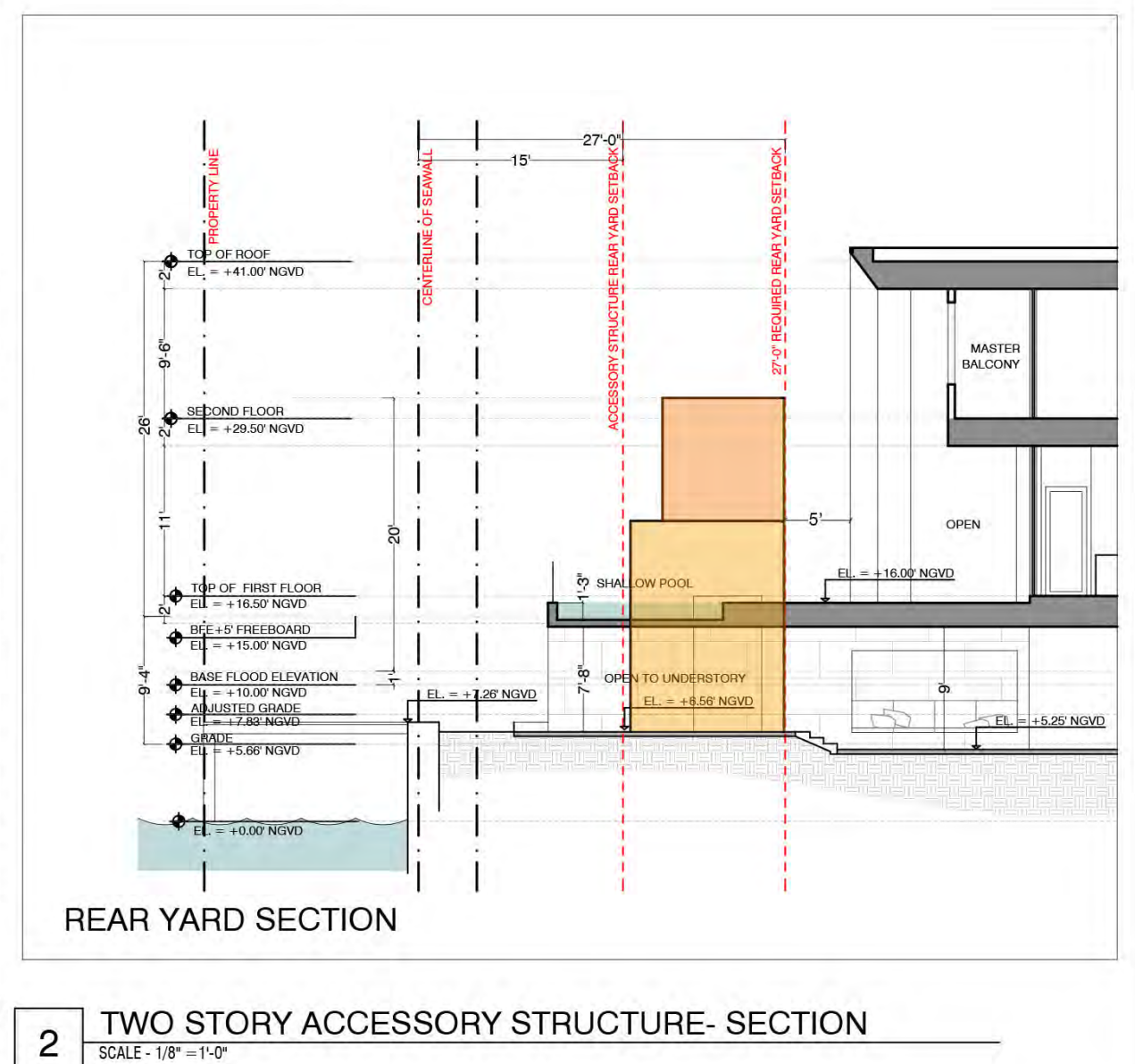
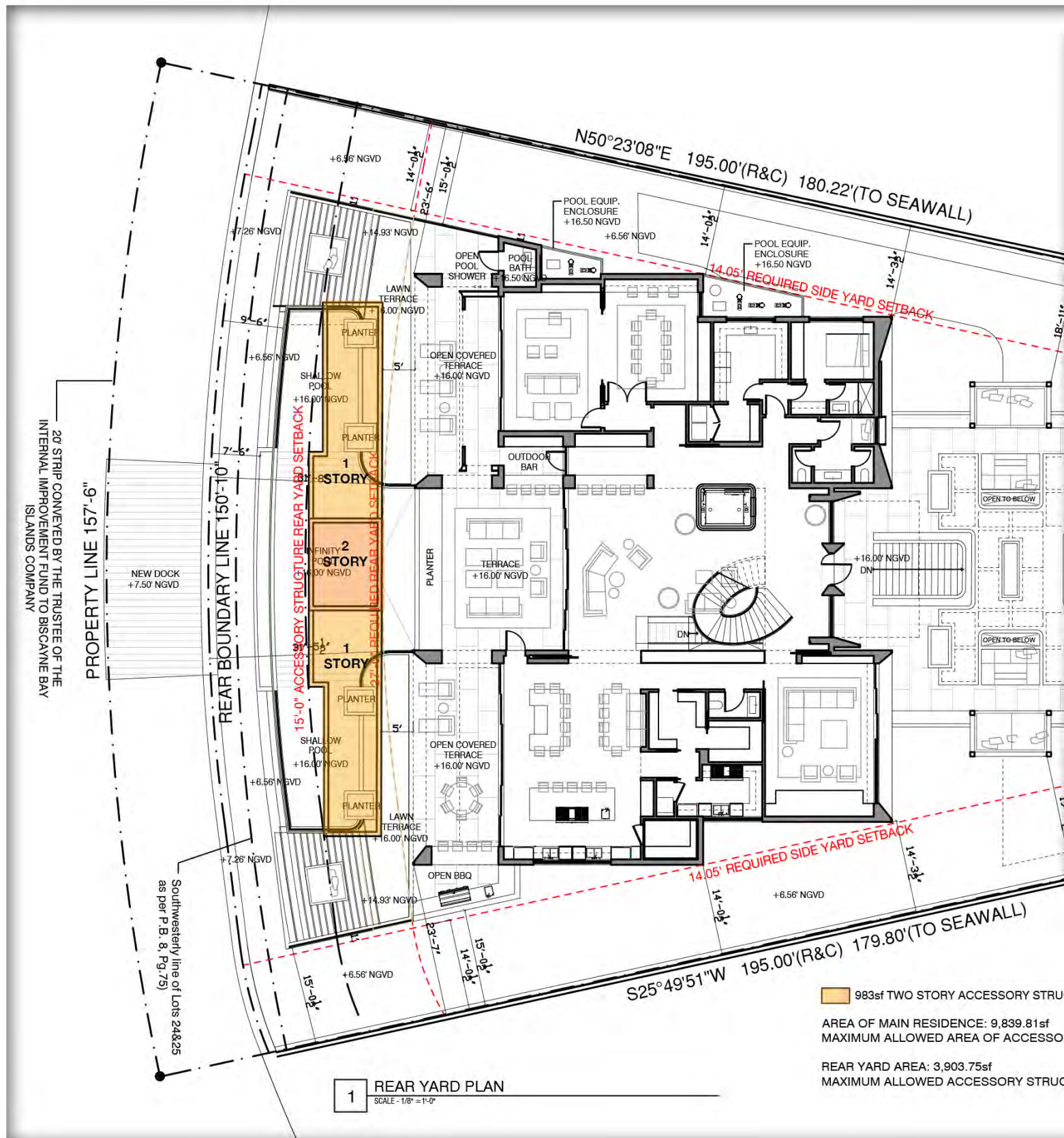
VARIANCE REQUEST: ADDITIONAL 1' OF HEIGHT FOR FOR ELEVATED POOL AND ADJACENT LAWN TERRACE WITHIN THE REQUIRED REAR YARD.

ACCESSORY STRUCTURE MASSING STUDY - ONE STORY



ONE STORY ACCESSORY STRUCTURE MASSING STUDY (FOOTPRINT AND HEIGHT)

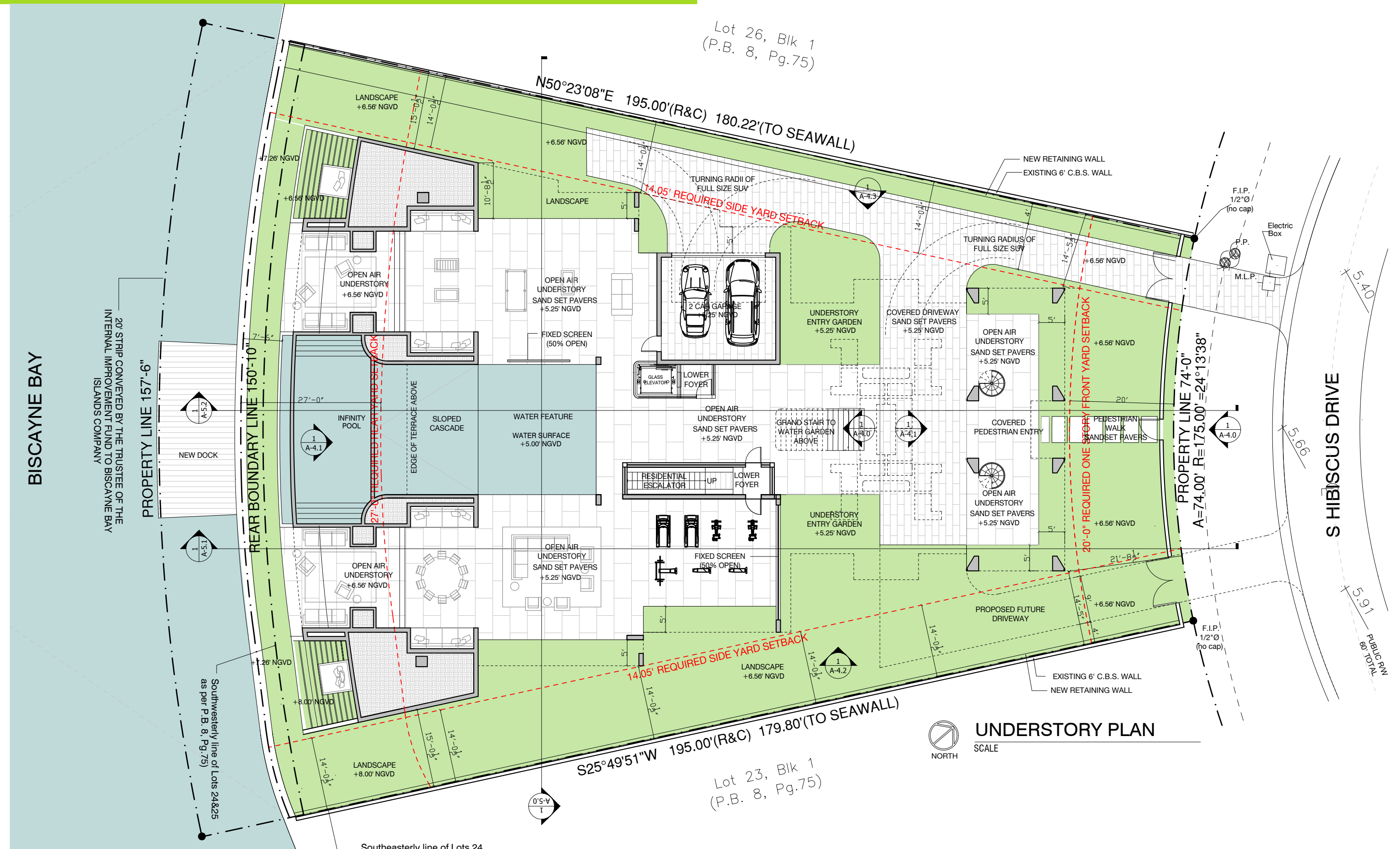
ACCESSORY STRUCTURE MASSING STUDY - TWO STORY



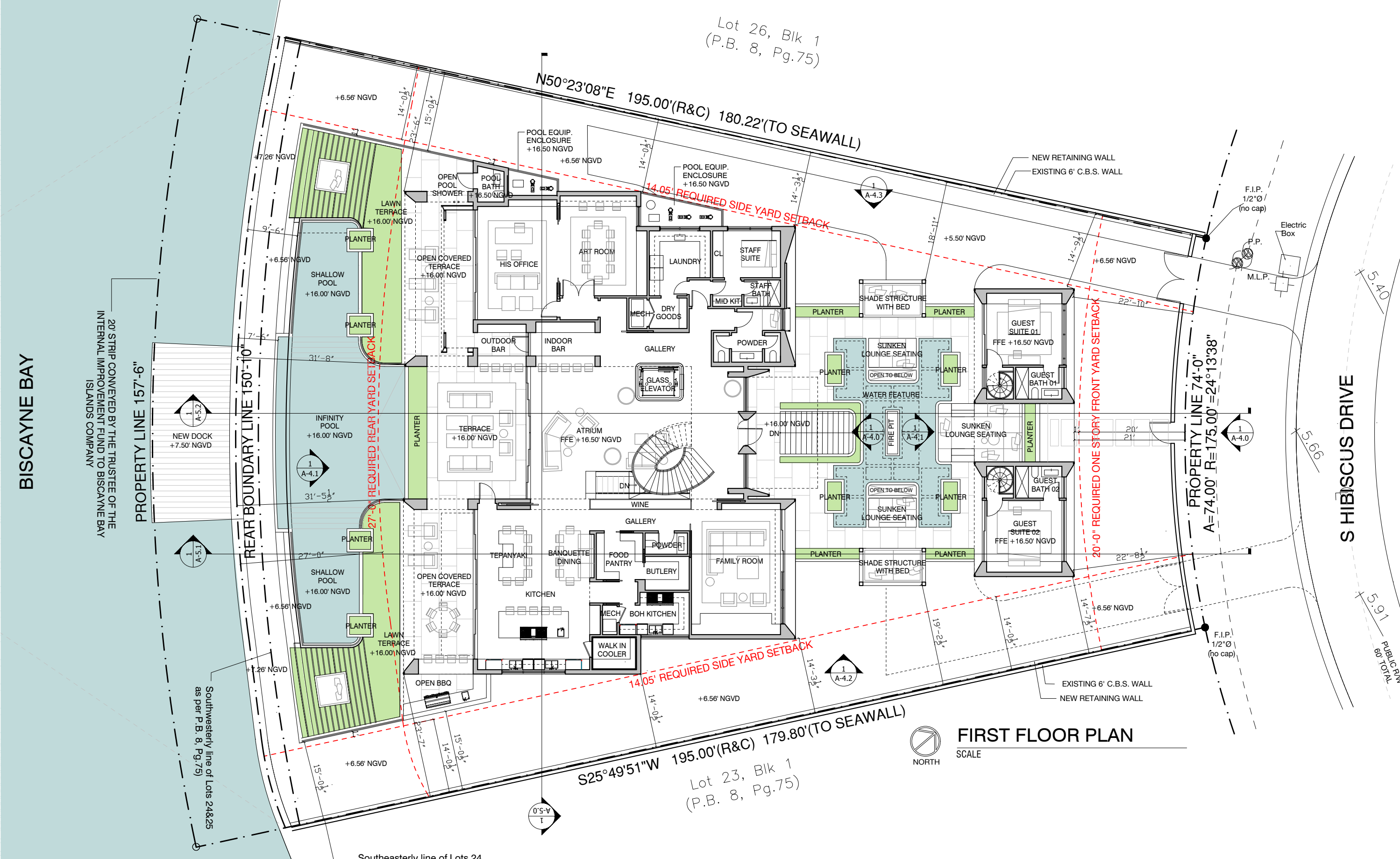
TWO STORY ACCESSORY STRUCTURE MASSING STUDY (FOOTPRINT AND HEIGHT)



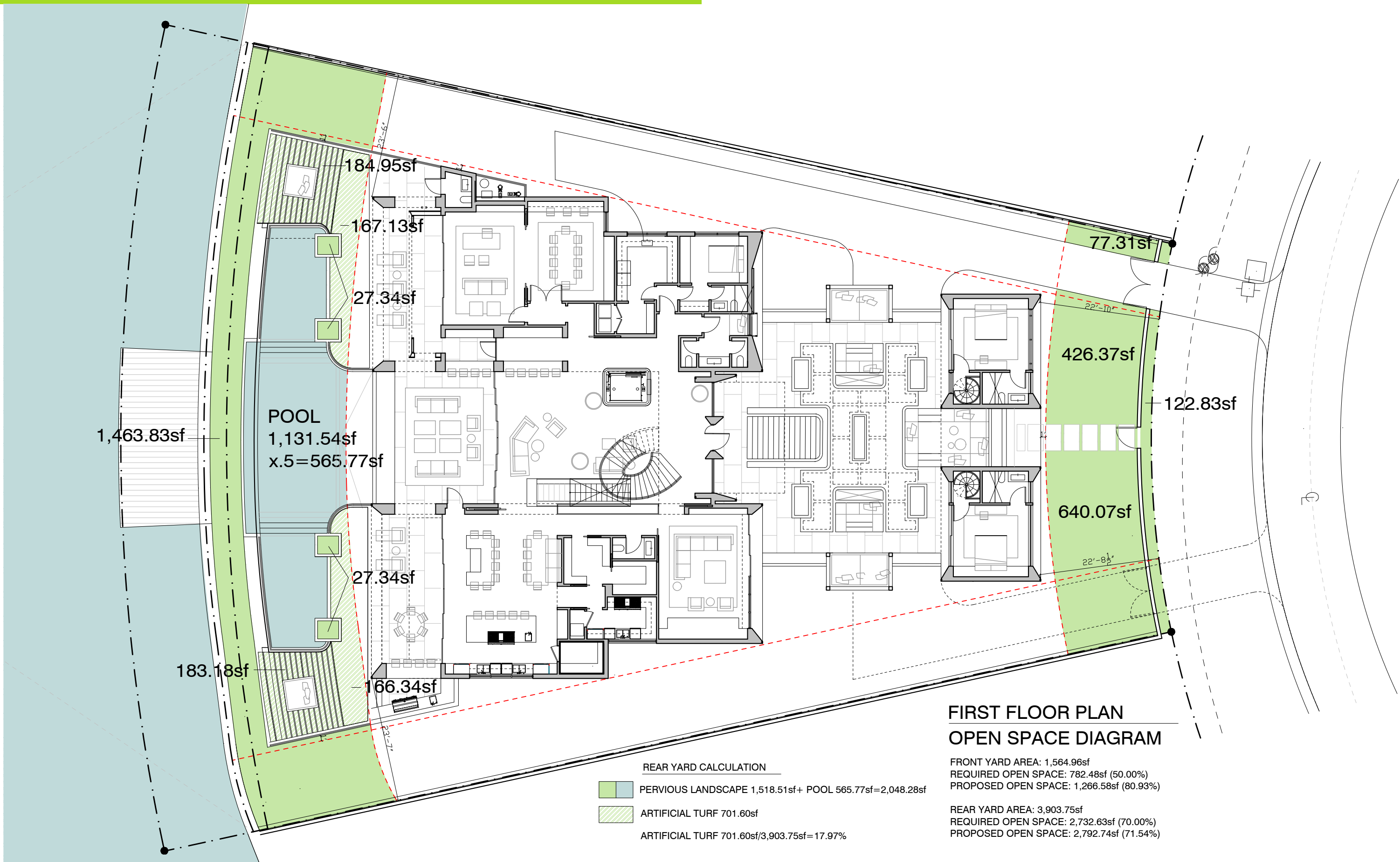
PROPOSED BUILDING - UNDERSTORY PLAN



PROPOSED BUILDING - FIRST FLOOR PLAN



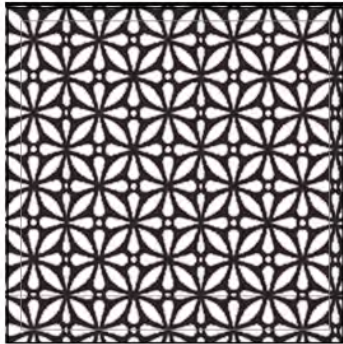
ZONING DIAGRAM - OPEN SPACE







MT1
ALUMINUM MULLIONS
- BRONZE FINISH



MT2
ALUMINUM SCREEN
- BRONZE FINISH



WD1
ALUMINUM WALL
CLADDING- WOOD FINISH



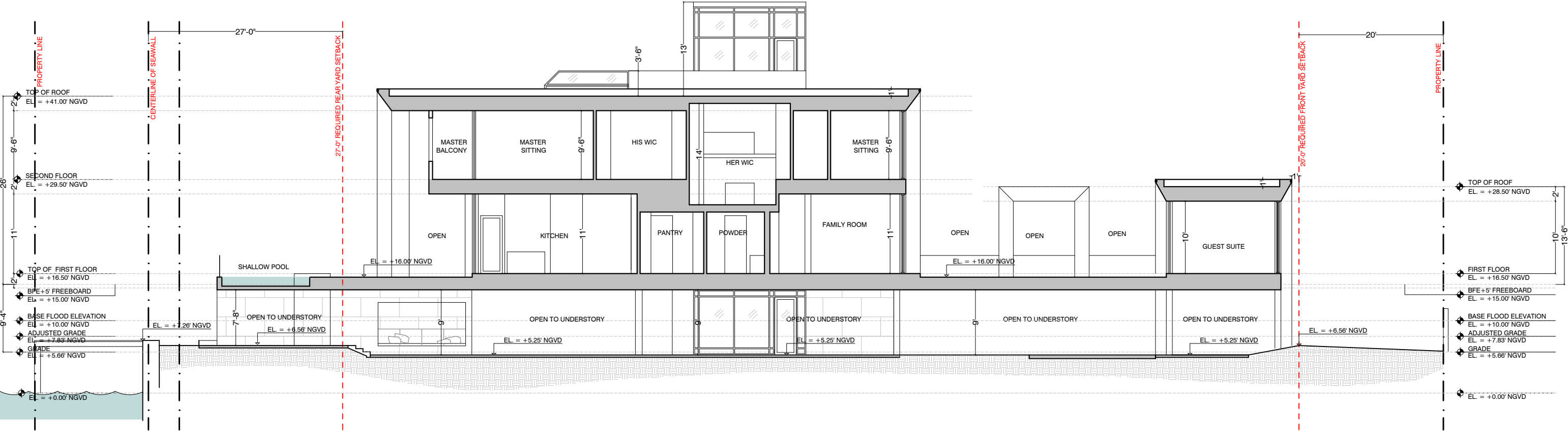
ST1
STONE CLADDING



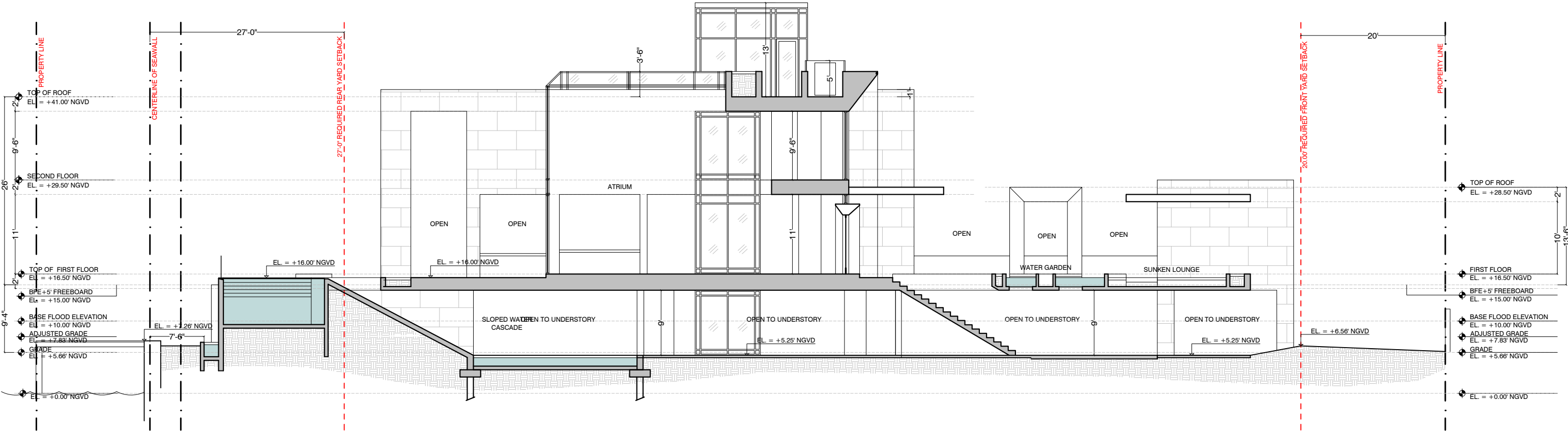
PS1
PAINTED STUCCO
FINISH



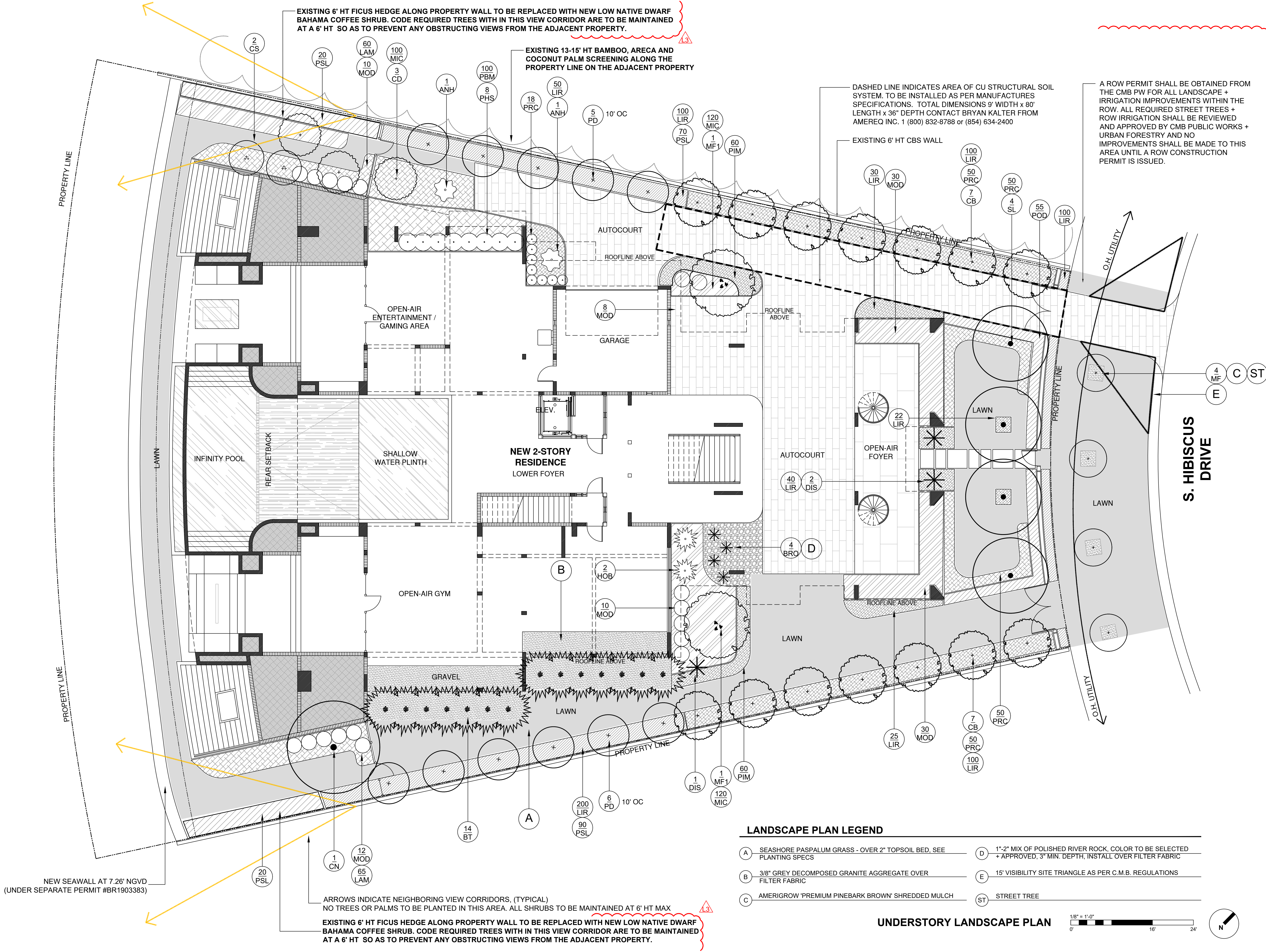
GL1
CLEAR IMPACT GLASS



1 LONGITUDINAL SECTION
SCALE - 1/8" = 1'-0"



1 LONGITUDINAL SECTION
SCALE - 1/8" = 1'-0"



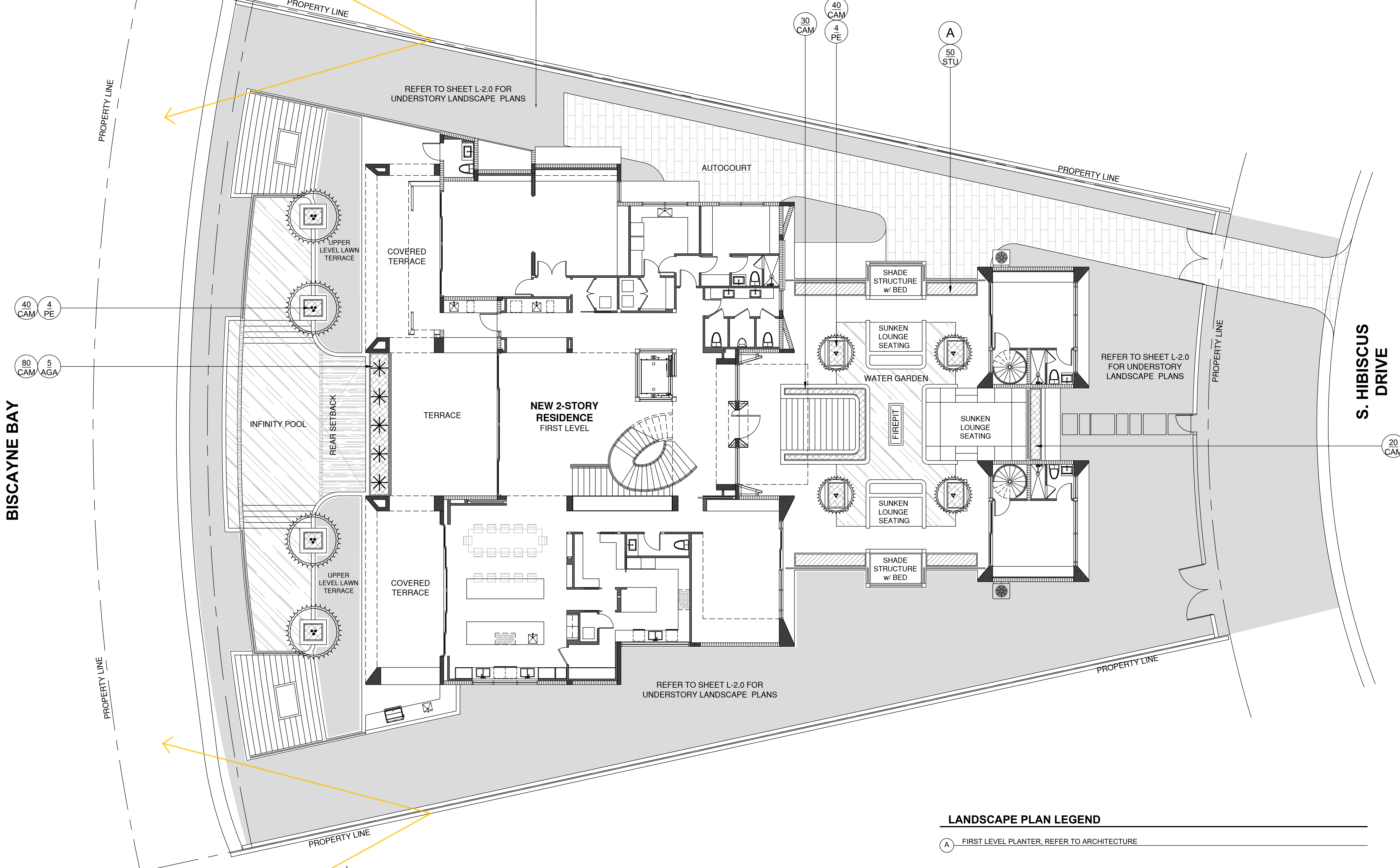
LANDSCAPE PLAN LEGEND

- | | |
|---|--|
| (A) SEASHORE PASPALUM GRASS - OVER 2" TOPSOIL BED, SEE PLANTING SPECS | (D) 1"-2" MIX OF POLISHED RIVER ROCK, COLOR TO BE SELECTED + APPROVED, 3" MIN. DEPTH, INSTALL OVER FILTER FABRIC |
| (B) 3/8" GREY DECOMPOSED GRANITE AGGREGATE OVER FILTER FABRIC | (E) 15' VISIBILITY SITE TRIANGLE AS PER C.M.B. REGULATIONS |
| (C) AMERIGROW 'PREMIUM PINEBARK BROWN' SHREDDED MULCH | (ST) STREET TREE |

UNDERSTORY LANDSCAPE PLAN



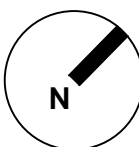
BISCAYNE BAY



LANDSCAPE PLAN LEGEND

A FIRST LEVEL PLANTER, REFER TO ARCHITECTURE

FIRST LEVEL LANDSCAPE PLAN



ARROWS INDICATE NEIGHBORING VIEW CORRIDORS, TYPICAL
NO TREES OR PALMS TO BE PLANTED IN THIS AREA.

CHRISTOPHER CAWLEY, RLA
Florida License LA 6666786

comm no.
1907

date:
12-19-2019

revised:
CITY COMMENTS -
02.26.20

CITY COMMENTS -
03.20.20

sheet no.

L-2.1

PLOT DATE:

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MIAMI BEACH, FL 33139

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ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
420 LINCOLN ROAD SUITE 506 MIAMI BEACH, FL 33139 305-674-8031 AR95859